



Date: May 18, 2016

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Marvin G. Williams, Director of Public Works
Subject: The Whitted School Reimbursement Agreement

Executive Summary

The renovation of the historic Whitted School, located adjacent to Roxboro Road and south of the Southside Development, has presented an opportunity to replace utilities and repave streets in East Umstead Street and Sawyer Street. The Developer, Whitted School Redevelopment, LLC, will construct the improvements as part of the Whitted School Renovation Project.

Recommendation

Public Works recommends that City Council authorize the City Manager to enter into a Reimbursement Agreement with Whitted School Redevelopment, LLC for construction of utility and street repaving improvements through The Whitted School Renovation Project.

Background

The historic Whitted School building, located in 200 East Umstead Street, is being renovated to incorporate 79 residential units and a pre-K program. The pre-K program will be managed by the Durham Public School System and the 79 residential units are being constructed for affordable elderly housing that will be part of an interaction program with the pre-K program. The City of Durham requires utility improvements at Umstead Street and Sawyer Street and has requested the Developer of the Whitted School Renovation Project to complete the improvements. Public Works is also requesting to take advantage of the construction project and pave streets adjacent to the project in need of repair.

Issues/Analysis

The City will make refunds to the Developer for water lines, sewer lines, taps in easements and rights of way, storm sewer, utility adjustment for water, sewer, and street repairs, and for resurfacing along East Umstead Street (up to East Enterprise Street) and Sawyer Street pursuant to the approved construction drawings.

Alternatives

An alternative would be to not approve the Whitted School Reimbursement Agreement. This would require Whitted School Redevelopment, LLC to complete the utility and part of the

street repairs in East Umstead and Sawyer streets. Full resurfacing of these streets would need to be added to resurfacing contracts in the future.

Financial Impact

The City will reimburse Developer for the final certified construction costs up to the reimbursement maximum of \$420,000 ("reimbursement maximum").

Water and Sewer Extension and Improvements:

4100P002-732000-POA48	\$280,000.00
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4100P002-732000-P2648	\$20,000.00
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Repaving post construction:

3606L010-764000-LE953	<u>\$120,000.00</u>
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TOTAL=	\$420,000.00
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SDBE Summary

The SDBE Summary is not applicable to this item.